



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

October 15, 2014

Thomas and Judith Griffin
210 McGrath Pond Road
Oakland, ME 0407404963

RE: Approved LUPC Building Permit Amendment A to BP 15023

Dear Mr. and Mrs. Griffin:

I am pleased to enclose a building permit issued by the Commission for certain land use activities on your property in Tomhegan Township, Somerset County. This permit is your authorization to proceed with the permitted activities, as limited by the terms and conditions of the permit. Please read the permit carefully since the permit is valid only if you comply with its terms and conditions, including its expiration date.

I have also enclosed a permit certificate, which must be posted in a visible location at the site during the period of construction. By doing so, inspectors visiting your property will know the project is authorized.

If you plan any changes to your permit, or any additional work that has not been approved in the permit, you must apply for and obtain appropriate permit amendments from the Commission before you begin that work.

Prior to installing your shoreline access stairs please contact you home owners association for their authorization. If the authorization is submitted in writing please forward a copy to the Maine Land Use Planning Commission at their office located in Greenville Maine to be kept with your permitting records.

Please be aware that most shoreline alterations, such as placing riprap, dredging or other work below the high water mark of a water body, rock removal or dock installation, require a permit from this agency. Please contact this office if you are planning any shoreline alterations.

Finally, when you have completed the work, please file a self-certification form (enclosed) with our office. If you desire us to issue a Certificate of Compliance certifying that the permitted work has been completed according to the conditions of the permit, please submit a request to do so and the required fee of \$50.00.

Thank you for your cooperation throughout this process. If you have any questions regarding the permit or the Commission's Standards, or if we may be of any other assistance, please contact me at (207) 695-2466 ext. #2226.

Sincerely,

Ted Wolfertz
Regional Representative
Permitting and Compliance Division

Enclosure: LURC Amendment A to Building Permit BP 15023
Notice of Authorization to Proceed (Permit Certificate)
Self-Certification Form

18 ELKINS LANE, HARLOW BUILDING
www.maine.gov/acf

PHONE: 207-287-2631

FAX: 207-287-7439

BP 15023-A

\$ 50.00

Permit No.

Fee Received

CONDITIONS OF APPROVAL (for Building Permits within the Brassua Lake Concept Plan)

1. The Development Restrictions of the Brassua Lake Concept Plan (ver. 10/2004), a copy of which is attached.
2. Construction activities authorized in this permit must be substantially started within 2 years and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. Structures authorized under this permit, as well as filled and graded areas and cleared openings created as part of construction activities authorized under this permit, must be located at least 100 feet from the normal high water mark of Brassua Lake, 50 feet from the access road, and 15 feet from all property boundary lines. In addition, structures authorized under this permit must be sited within the building envelope, as identified on the registered plat associated with the Subdivision Permit authorizing the creation of this parcel.
4. Structures authorized under this permit must be no higher than the screening vegetation or 25 feet, whichever is greater, except that structures located greater than 500 feet from Brassua Lake must be no higher than 40 feet.
5. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
6. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
7. Upon completion of the authorized structures within the terms of this permit, any existing structures to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
8. Soil disturbance must not occur when the ground is frozen or saturated.
9. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
10. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Once in place, such measures shall be maintained to ensure proper functioning. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day.
11. All temporary sedimentation and erosion control devices must be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
12. Exterior lighting on the lakeside of any authorized structures must be limited to 100 watts in aggregate, screened from lake view and directed towards the ground and/or the structure.
13. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
14. If the permittee holds interest in this parcel of land via a sales contract or other binding agreement, the permittee shall submit a copy of the deed transferring title of this parcel to the Commission upon final execution of such deed.
15. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
16. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of the Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

LUPC AUTHORIZATION (for office use)

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval above, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes, the provisions of the Commission's *Land Use Districts and Standards* (Chapter 10; ver. August 10, 2011), and the Brassua Lake Concept Plan (ver. 10/2004). Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC Authorized Signature

Effective Date

For office use:

47866
Tracking No.BP 15023
Permit No.\$ 50.00
Fee Received**Expedited Building Permit**for residential development in Tomhegan Twp. within
the Brassua Lake Concept Plan**1. APPLICANT INFORMATION**

Applicant Name(s) THOMAS & JUDITH I. GRIFFIN	Daytime Phone 207 242 1043	FAX (if applicable)
Mailing Address 210 McGRATH POND ROAD	Email (if applicable) springr@roadrunner.com	
Town OAKLAND	State ME	Zip Code 04963

2. PROJECT LOCATION AND PROPERTY DETAILS - TOMHEGAN TWP

Tax Plan and Lot Numbers (check tax bill) 50 037 plan 12 lot 46	Book/Page Numbers (check deed) 4485 / 273
Lot size (in acres, or in square feet if less than 1 acre) 2.41 A	Lot coverage (in square feet)
Please check one of the following located on Brassua Lake:	
<input checked="" type="checkbox"/> Area A: 52 shorefront residential lots (Poplar Hill)	<input type="checkbox"/> Area F: 1 shorefront residential lot on the Brassua Lake's western shore
<input type="checkbox"/> Area E: 1 shorefront residential lot (eastern shore)	<input type="checkbox"/> Area G: 4 shorefront residential lots on Brassua Lake's eastern shore

3. EXISTING STRUCTURES

Are there any structures on your property? If YES, fill in a line on the table for each existing structure. ☒ YES ☐ NO

Type of structure (dwelling, garage, deck, porch, shed, driveway, etc.)	Year built	Exterior dimensions (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:				
				Road	Property line	Brassua Lake	Wetland	
DWELLING	2013	26' x 32'	full	400	75	160		
DECK		10x26, 4x20		400	75	160		
		4x4		400	25	160		

4. PROPOSED ACTIVITIES

☐ Transfer of ownership. Provide the name of the previous owner or lessee of your property: _____

☐ Installation of a new sewage disposal system, or expansion of an existing sewage disposal system.

☒ New construction, reconstruction of existing structures, or changes to previously permitted structures. Fill in a line on the table below for each structure:

Type of structure (dwelling, garage, deck, porch, shed, driveway, etc.)	Proposal (check all that apply)								Exterior dimensions (LxWxH)	Distance (in feet) of structure from nearest:				
	New structure	Reconstruct	Expand	Relocate	deck/porch	Enclose foundation	Permanent setbacks	Change dimensions or		Other *	Road	Property line	Brassua Lake	Wetland
stairs to the shore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3' x 26'	500±	20'	1'	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

* Other. If you selected "Other" from the table above, describe in detail what you are proposing:

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:			
		Road	Property line	Brassua Lake	Wetland
Cleared area	N/A				
Filled/disturbed area	N/A				
What is the average slope of land between the area to be filled/disturbed and Brassua Lake or the wetland? .. % <input checked="" type="checkbox"/> NA					

6. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name	Daytime Phone	FAX (If applicable)	
Mailing Address		Email (If applicable)	
Town	State	Zip Code	

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the Commission. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, the LUPC's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do Commission staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection" just prior to the application form)

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) Judith D. [Signature] Date 9/29/14
Thomas E. [Signature] Date 9/30/14

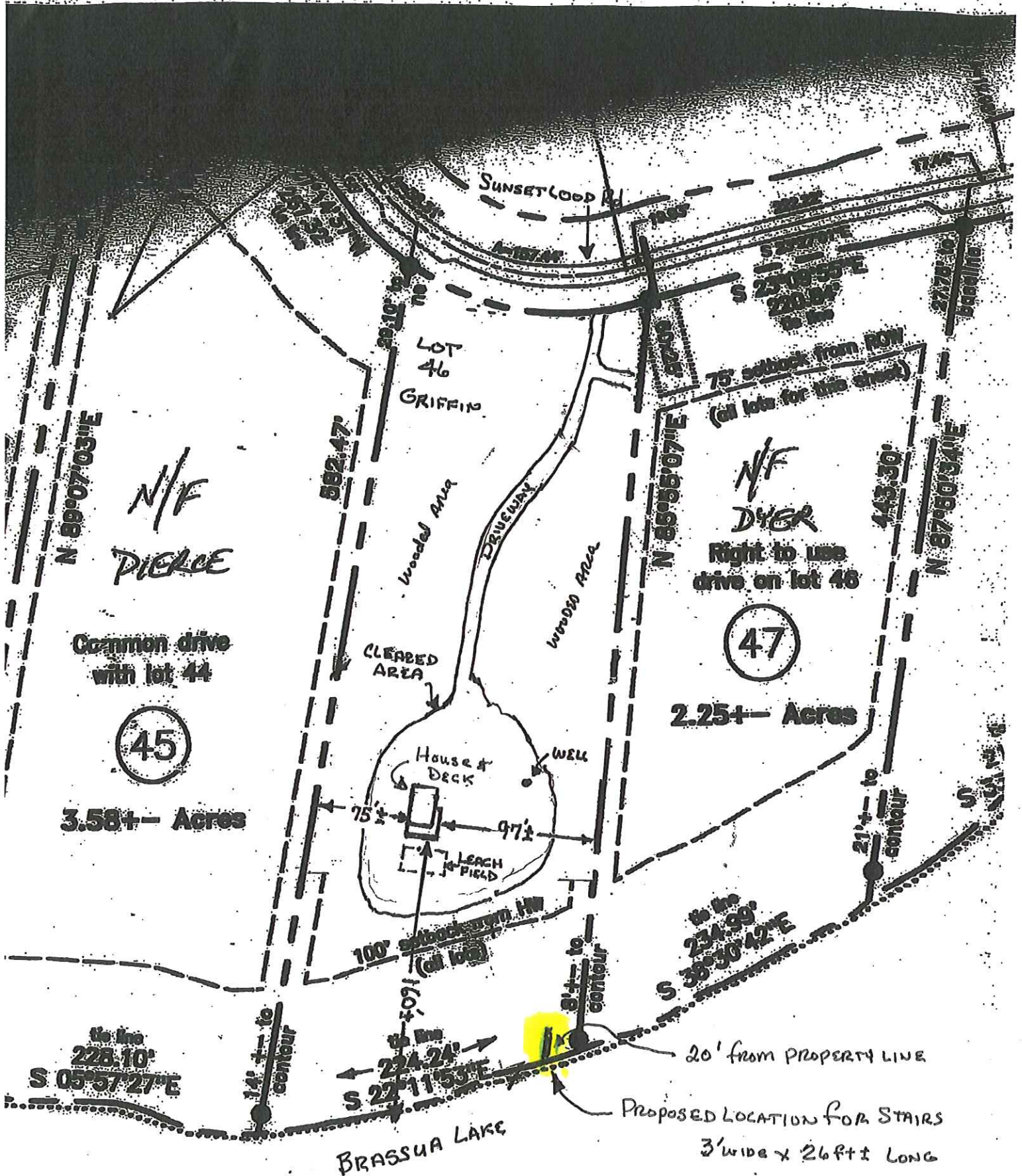
See Conditions of Approval and LUPC Authorization

THIS FORM IS NOT A VALID PERMIT UNTIL IT IS SIGNED BY AN AUTHORIZED LUPC REPRESENTATIVE.

NO CONSTRUCTION ACTIVITIES MAY BEGIN PRIOR TO YOUR RECEIPT OF A PERMIT.

THE COMMISSION MAY REQUIRE ADDITIONAL INFORMATION NOT ENCOMPASSED IN THIS APPLICATION.

THOMAS E. & JUDITH I. GRIFFIN
46 SUNSET LOOP ROAD
BRASSUA LAKE



Griffin, Thomas

From: Judith Griffin [springr@roadrunner.com]
Sent: Sunday, September 07, 2014 8:07 PM
To: Griffin, Thomas
Subject: Photo from Sep 7, 2014

LOCATION OF PROPOSED STAIRS



Griffin, Thomas

From: Judith Griffin [springr@roadrunner.com]
Sent: Monday, September 08, 2014 12:29 PM
To: Griffin, Thomas
Subject: found stairs

these are on a camp for sale on brassua

EXAMPLE OF DESIGN



EXAMPLE OF DESIGN

